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IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF CALIFORNIA

In re:	}	Case No. 08-18490-B-7F
		Chapter 7
PAUL L. WASSERMAN and		DC No. BMS-2
AMANYA WASSERMAN,		
Debtors.		<b>MOTION TO SELL REAL PROPERTY</b>
		<b>Date:</b> June 23, 2010
		<b>Time:</b> 10:00 a.m.
		<b>Dept:</b> B, Hon. W. Richard Lee

Beth Maxwell Stratton, Chapter 7 Trustee ("Trustee") in the above-referenced case, respectfully moves the court for an order approving the sale of real property and represents as follows:

1. Debtors, Paul L. Wasserman and Amanya Wasserman ("Debtors"), filed their Chapter 7 bankruptcy petition on December 23, 2008. Trustee is the duly appointed, qualified and acting trustee in the above-referenced case.
2. This court has jurisdiction over this motion by virtue of 28 U.S.C. §1334 and 11 U.S.C. §363. This is a core matter under 28 U.S.C. §157(b)(2)(A) & (N).
3. The assets of the estate includes a parcel of approximately six and one-half acres of vacant land on North Fork Drive, in Three Rivers, California, APN 067-070-037. The legal description of the property is in Exhibit A.

1        4.     On February 23, 2009, Trustee listed the property for \$230,000. Due to a  
2 lack of interest in the property and a general downturn of real property values in the  
3 area, Trustee reexamined and modified the listing price on several occasions, the most  
4 recent being on March 23, 2010, for \$100,000.

5        5.     Trustee has entered into a contract with Troy and Sylvia Alvarado to sell  
6 the property to them for \$70,000. A copy of the contract with all of the terms  
7 accompanies this motion as Exhibit B.

8        6.     Trustee investigated the title to the real property and found no liens or  
9 mortgages attached to the real property, other than delinquent property taxes which  
10 will be paid at the close of escrow.

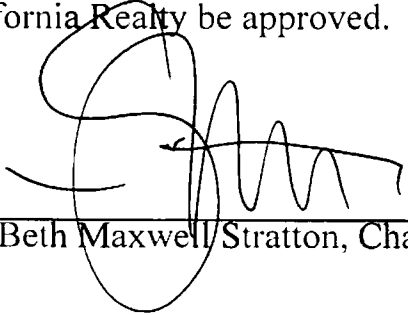
11       7.     Trustee's sale of the above-listed property requires the payment of a 6%,  
12 \$4,200, commission to the brokers involved with the sale. Trustee anticipates other  
13 ordinary costs of sale approximated at \$1,000. Debtors have claimed, and are entitled  
14 to, a \$16,225 exemption in this real property. Trustee does not object to said claim of  
15 exemption. Trustee expects to net approximately \$48,575 from the sale.

16       8.     Trustee believes that the sale is beneficial to all creditors.

17       9.     Trustee does not expect the sale to generate a negative tax consequence.

18       WHEREFORE, Trustee prays that she be authorized to sell the above-  
19 mentioned property on the terms set forth in the contract and that payment of the  
20 \$4,200 commission to Prudential California Realty be approved.

21 Dated: May 14, 2010

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25 Beth Maxwell Stratton, Chapter 7 Trustee  
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